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AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular meeting, Monday, May 15, 2006, 7:00 p.m.

Council Chambers, Audrey P. Beck, Municipal Building

Minutes: 5/1/06; 5/9/06 Field Trip

Scheduled Business

7:05 p.m. Zoning Agent's Report

- A. Enforcement Update
- B. Request for revisions to DAE and BAE, Lot 2, The Woods subdivision, PZC file #1210
- C. Request for additional road & drainage construction, Wild Rose Estates, PZC file #1113-3
- D. Other

7:45 p.m. Public Hearing:

Special permit application, proposed efficiency unit and fill activity, property of M. & V. Oliver, 521 Storrs Rd., file #1244 Reports from Director of Planning, Assistant Town Engineer, Eastern Highlands Health District, Fire Marshal

8:00 p.m. Public Hearing:

Application to amend the Zoning Regulations, Article X, Section D.5.o, parking requirements for retail and personal service uses, U.S. Properties, applicant, file #1245 Reports from Director of Planning, Assistant Town Engineer

Other Old Business

1. PZC-proposed revisions to the Zoning Map, Zoning Regulations and Subdivision Regulations, file #907-27
2. Applications to be tabled – awaiting staff reports:
 - A. Subdivision application, proposed new lot on Mt. Hope Road, F. Spakoski, applicant., C. Harakaly, owner – file #1247
 - B. Site modification request, proposed deck and increase in seating, Mansfield Restaurant Pizzeria & Pub, 466 Storrs Road, P. Gitsis, o/a, file #651-2

3. Applications to be tabled – Public Hearing scheduled for 6/5/06
 - A. Application to rezone property on the northerly side of Dog Lane from RAR-90 to Planned Business-2, Mansfield Downtown Partnership/Storrs Center Alliance, LLC, appl, file #1246
 - B. Application to amend Articles VII and VIII of the Zoning Regulations, Mansfield Downtown Partnership/Storrs Center Alliance, LLC, appl., file #1246-2
 - C. Special permit application, proposed commercial building and related site work on property on Dog Lane, Storrs Center Alliance, LLC, appl., file #1246-3
 - D. Subdivision application, proposed new lot on Dog Lane, Storrs Center Alliance, LLC, appl., file #1246-4
4. Proposed PZC fee revisions (to be tabled – awaiting staff report)
5. Other

New Business

1. New Resubdivision Application, proposed revision of lots 29 and 33 in the Maplewoods Section 2 Subdivision, Maple Road/Max Felix Drive, into 3 lots, Depot Associates, o/a – file #974-3
2. Request to re-approve Hanks Hill Estates Section 5, PZC file #596-4. Memo from Director of Planning.
3. Storrs Campus Master Plan Update – January, 2006
4. Sand & Gravel Special Permit renewals: Memo from Zoning Agent
5. Other

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee (next meetings tentatively scheduled for 1:00 p.m. on June 7th and June 14th).
4. Other

Communications and Bills

1. 5/1/06 letter from Downtown Partnership Executive Director to State Department of Economic & Community Development re: Progress Report

2. 5/2/06 letter from Downtown Partnership Executive Director to Board of Directors re: Draft Guidelines
3. Copy of 5/8/06 adopted Town of Mansfield Housing Code
4. 4/11/06 Town/University Relations Committee Minutes (approved 5/9/06)
5. Coventry Referrals (June 12, 2006 Public Hearing – No comments from Mansfield PZC deemed necessary by Director of Planning)
 - A. Special Permit for commercial building at 1712 Main Street
 - B. Radio Tower at 1712 Main Street
6. Spring 2006 Planning Commissioners Journal “Center Places”
7. 5/9/06 Agenda/3/15/06 Minutes – UConn Capital Projects Planning Advisory Committee
8. 4/11/06 UConn Construction Status Report
9. ZBA actions 5/10/06 meeting
10. Other